

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MAY 20, 2009****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

GPA-33746 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -  
APPLICANT/OWNER: DANIEL SHANNON - Request to Amend a portion of the Centennial Hills Sector Plan FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: L (LOW DENSITY RESIDENTIAL) on 1.08 acres at the southeast corner of Florine Avenue and Tomsik Street (APN 138-04-404-016), Ward 4 (Steinman). The Planning Commission (7-0 vote) and staff recommend DENIAL

**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****6****City Council Meeting****11****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****1****RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Clark County Comprehensive Planning Letter
6. Justification Letter
7. Protest/Support Postcards
8. Submitted after Final Agenda - Protest Postcards for Items 110 and 111
9. Backup Referenced from the 04-23-2009 Planning Commission Meeting Item 16

Motion made by GARY REESE to Hold in abeyance Items 110 and 111 to 6/17/2009

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

RICKI Y. BARLOW, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-LOIS TARKANIAN, STEVEN D. ROSS, DAVID W. STEINMAN)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 110 and 111.

THOMAS HELLIUM representing the applicant/owner, who was also present, described the location of the proposed three-lot residential development. He requested the General Plan be amended from Rural Neighborhood Preservation (RNP) to Rural (R) and that the Zoning be amended from Residence Estates (R-E) to Single Family Residential-Restricted District (RD).

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In the absence of COUNCILMAN STEINMAN, MARGO WHEELER, Director of Planning and Development, confirmed her conversation with him and his feelings that this would be a reasonable compromise. MS. WHEELER added that it would be appropriate for Council to take action on both applications as the requested changes include a lesser density than the original applications that were noticed.

RON PETRONI appeared on behalf of KAREN PETRONI and explained that they own the adjacent one-acre parcel which they plan to build on. With the proposed development to the north and the six homes on the south side of his property, MR. PETRONI stated his property would be boxed in. He spoke to MR. SHANNON and expressed concern that his property would be devalued.

COUNCILMAN BARLOW, referring to the aerial map, asked MR. PETRONI to indicate the location of his property in proximity to the applicant's property.

JULIE SCORONI, who lives on the southeast corner of Tomsik Street, stated that the residents who live in that neighborhood are content with the flavor and charm of the area and wish to maintain that rural feel.

COUNCILMAN REESE referred to MR. PETRONI'S comments and stated that if this were in his neighborhood, he would not allow the development to proceed. Since the location is in COMMISSIONER STEINMAN'S ward, he recommended the applicant consider holding the matter in abeyance to 6/17/2009; otherwise, he would make a motion for denial. The applicant agreed to the abeyance.

MAYOR GOODMAN declared the Public Hearing closed for Items 110 and 111.